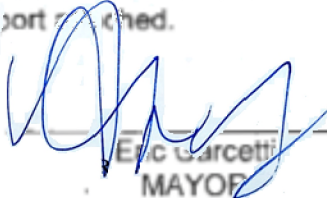


0150-09465-0001

**TRANSMITTAL**

TO The Council	DATE 3/11/16	COUNCIL FILE NO.
FROM The Mayor		COUNCIL DISTRICT

The proposed Amendment No. 3 to Contract No. C-102336 with Choy Associates, Inc., for architectural services at the North Central Animal Shelter is transmitted for your consideration. See City Administrative Officer report attached.

  
\_\_\_\_\_  
Eric Garcetti  
MAYOR (Ana Guerrero)

**Report From**  
**OFFICE OF THE CITY ADMINISTRATIVE OFFICER**  
**Analysis of Proposed Contract**  
(\$25,000 or Greater and Longer than Three Months)

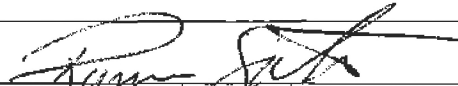
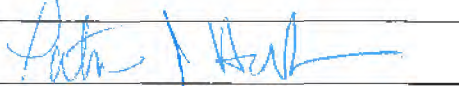
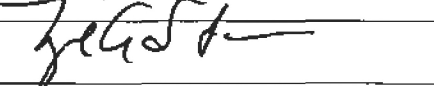
To: The Mayor	Date: 03-07-16	C.D. No. 1	CAO File No.: 0150-09465-0001				
Contracting Department/Bureau: Department of Public Works, Bureau of Engineering		Contact: Allan Kawaguchi					
Reference: Action by the Board of Public Works on August 31, 2015							
Purpose of Contract: To provide architectural and engineering services for Phase II work at the North Central Animal Shelter Project							
Type of Contract: ( ) New contract (X) Amendment		Contract Term Dates: November 15, 2001 to August 31, 2019 (four-year extension)					
Contract/Amendment Amount: [Click here and type amount]							
Proposed amount \$ 664,282 + Prior award(s) \$ 1,500,000 = Total \$ 2,164,282							
Source of funds: Proposition F General Obligation Bonds							
Name of Contractor: Choy Associates							
Address: 901 El Centro Street, South Pasadena, CA 91030							
	Yes	No	N/A*	8. Contractor has complied with:	Yes	No	N/A*
1. Council has approved the purpose	X			a. Equal Employmt. Oppty./Affirm. Action	X		
2. Appropriated funds are available	X			b. Good Faith Effort Outreach**	X		
3. Charter Section 1022 findings completed	X			c. Equal Benefits Ordinance	X		
4. Proposals have been requested	X			d. Contractor Responsibility Ordinance	X		
5. Risk Management review completed	X			e. Slavery Disclosure Ordinance	X		
6. Standard Provisions for City Contracts included	X			f. Bidder Certification CEC Form 50	X		
7. Workforce that resides in the City: %				*N/A = not applicable ** Contracts over \$100,000			

**COMMENTS**

On November 7, 2000, the voters of the City approved Proposition F, authorizing the issuance of \$154.1 million in General Obligation Bonds (as well as \$378 million for various fire facilities) to finance the construction and rehabilitation of eight animal shelters throughout the City. To date the program has completed all eight original projects. The Mayor and Council have authorized a Phase II Program in the amount of \$16.95 million using program savings and interest. The largest project of the Phase II Program is the renovation of the North Central Shelter which is expected to cost up to \$15 million.

On September 12, 2001, the Board of Public Works authorized the City Engineer to execute standard consultant agreements with five architectural firms to create a rotating on-call list for the design of the animal shelters. Work was assigned by task and change orders as authorized by the Bureau of Engineering (BOE) Program Manager. The fees for design and related services were negotiated by the BOE Program Manager in accordance with proposals submitted by the firms. The total contract funding represents the cumulative total of those fees authorized through the task and change orders.

The initial contract with Choy Associates was executed on November 15, 2001 and was effective through August 31, 2006. In August 2007, the Council approved Amendment No. 1 with Choy Associates authorizing a time of performance extension through August 31, 2010 (C.F. 07-0362). In

 MAS:RAS Analyst	 Assistant CAO	 City Administrative Officer
05160083		

December 2010, the Council approved Amendment No. 2 with Choy Associates authorizing an additional five-year time of performance extension through August 31, 2015. To date, Choy Associates has been paid \$1,733,333 and BOE expects to pay the balance of \$433,949 during the extension period.

Choy Associates was selected to provide architectural services for the North Central Animal Shelter project, one of eight projects authorized through the Proposition F Animal Facilities Bond program. Early in the program, the City experienced higher than expected construction costs due to construction conditions at the time. Therefore, BOE had to value-engineer several elements of the North Central Shelter, essentially scaling back the project scope. Due to improved construction conditions, the Mayor and Council restored the scope of this project in September, 2011, in addition to authorizing improvements at other shelters (C.F. 10-1759-S1).

As the architect of record for the North Central Animal Shelter project, we find, in accordance with Charter Section 1022, that it is more feasible to continue contracting for these services.

There is a need for Council approval because the contract term, as amended, would exceed five years from the date of execution of the initial contract, and the estimated or actual annual payments by the City exceed \$100,000, adjusted annually in accordance with the consumer price index (Los Angeles Administrative Code, Section 10.5 (c) 2).

## **RECOMMENDATION**

That the Council, approve and authorize the President of the Board of Public Works to execute Amendment No. 3 between the City and Choy Associates, the architectural/engineering consultant for the North Central Animal Shelter project, to extend the contract term by four years, through August 31, 2019 and by up to \$664,282 for a total amount of \$2,164,282, subject to the approval of the City Attorney.

## **FISCAL IMPACT STATEMENT**

The proposed amendment extends the term of the design contract between the City and Choy Associates with no fiscal impact to the General Fund. These architectural services are paid by Proposition F General Obligation Bond monies.